

WARRANTY DEED
028283NO TRANSFER
TAX PAID

38-211

KNOW ALL MEN BY THESE PRESENTS: That we, Steven P. DuBois and Bonnie S. DuBois, husband and wife, both of Waterville, County of Kennebec and State of Maine, for consideration paid, grant to the Maine State Housing Authority, a public body, corporate and politic and an instrumentality of the State with its principal office in Augusta, County of Kennebec and State of Maine, with WARRANTY COVENANTS, a certain lot or parcel of land with the buildings thereon situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Beginning at the southeasterly corner of land conveyed to Henry Thibeau or Thobean by warranty deed dated May 28, 1924, and recorded in Kennebec Registry of Deeds, Book 616, Page 562; thence running westerly along the northerly line of Grove Street a distance of seventy-four (74) feet; thence in a northerly direction and at right angle a distance of Two Hundred eight and six tenths (208.6) feet to land now or formerly of Mrs Warren; thence in an easterly direction and along the southerly line of said Warren land a distance of One Hundred Thirty-eight (138) feet to land now or formerly of the City of Waterville, called the Tomb Lot; thence in a southerly direction and along the westerly line now or formerly of the City of Waterville a distance of Two Hundred Fourteen and five tenths (214.5) feet to the northerly line of Grove Street and the point of beginning.

Being the same premises conveyed to Steven P. DuBois and Bonnie S. DuBois by warranty deed from Richard J. Elias, Jr.

The property described above is conveyed subject to a Mortgage from the within Grantors to Key Bank of Maine in the original principal amount of \$95,000.00 dated March 1, 1995 and recorded in the Kennebec County Registry of Deeds in Book 4861, Page 230. Said Mortgage was assigned to the Maine State Housing Authority by instrument dated March 1, 1995 and recorded in said Registry in Book 4861, Page 240. This conveyance is made with the express intention that until said Mortgage has been expressly discharged by the holder thereof by a discharge of record, the fee title to the premises and the equity of redemption thereof shall not merge but shall remain separate and distinct, notwithstanding the acquisition of said fee title and said equity of redemption by the Grantee or by a third party, by purchase or otherwise. The receipt, acceptance of or recording of this deed shall not be deemed a waiver by the holder of the Mortgage of its claims of priority thereunder or affect or prejudice in any way the right of such holder to foreclose the lien thereof.

IN WITNESS HEREOF, Steven P. DuBois and Bonnie S. DuBois have executed this instrument as of this 14th day of October, 1997.

Witness to Signatures:

Ruth E. Lermieux

Bonnie S. DuBois
Bonnie S. DuBois

Ruth E. Lermieux

Steven P. DuBois
Steven P. DuBois

STATE OF MAINE

Kennebec, SS.

Date: 10-14-97

BK 5485 PG 281

Personally appeared the above named Steven P. DuBois and acknowledged the foregoing instrument to be his free act and deed.

38-211

Before me,

Ruth E. Lemieux
Notary Public/Attorney
RUTH E. LEMIEUX
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES 12, 1999
(Type of Print Name)

My Commission Expires: _____



foreclos\deed in lieu

RECEIVED KENNEBEC SS.

97 OCT 31 AM 9:00

ATTEST: Hanna B. Jones
REGISTER OF DEEDS